



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:34:20
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Assessment Data				Primary Image					
Account	660105780			No Image On File					
Parcel ID	000000-0006-003-0-000-00								
Cadastral ID	01-20-14-04390								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	294596								
C.A.B.O. DEVELOPMENT COMPANY LLC									
12150 E 96TH ST N., SUITE 202 OWASSO OK 74055-0000									
Parcel Location									
Situs	06341 N BLUE SAGE DR								
Subdivision	HIGHLAND MEADOWS AT STONE CANYON								
Lot/Block	0003 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24591155 -95.77141888				Building Permits					
LOT 3 BLOCK 6 HIGHLAND MEADOWS AT STONE CANYON				Number	Description	Opened	Closed	Amount	
				R26 143	NEW SFR 5074 SQ FT	04/2026		550,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap		Land Value	5,090	5,090	11%	560	Assessed	560	54.86
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	5,090	5,090		560	Total Taxable	560	55.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105780	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,090	0	560	55.00		
2024	2024-660105780	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,090	0	560	54.00		
2023	2023-660105780	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,090	0	560	52.00		
2022	2022-660105780	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,090	0	560	55.00		



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Lot Data Buildable - HIGHLAND MEADOWS AT ST CAN DEV DEF		Primary Image		
Lot Size 0 0 Lot Count 1 Units Buildable Non-Ag Acres 0.6195 Topography Street Access Utilities Amenities LOT TYPE 0 GATED 0 Method Units-Buildable Base Lot Value 1.00 x 5,090.00 = 5,090 Factor Value Adjustments 1.0000 Lot Value 5,090				
Residential Data				
Type Condition 5 - Very Good Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /				
GRM Approach				
GRM Code Gross Rent 0.00 Indicated Value				
Multiple Regression				
MRA Code AO3 Residential Adjusted R 0.8747 Indicated Value 120,023 Per SqFt				
Direct Comparables				
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value				
Cost Approach Manual : 01/2025				Value Reconciliation
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + 5,090 Indicated Value = 5,090 Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value 5,090 Indicated Value 5,090 0.00 Per SqFt Aground Value Site Improvements Total Value 5,090 0.00 Total Value Per SqFt		
Miscellaneous Improvements				
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value	